WASHINGTON (S.E.), D.C.

ZONING TABULATION

ADDRESS: SQUARE 5276; A&T LOTS 812, 813

PROJECT SITE IS BOUNDED BY 58TH STREET, N.E. TO THE WEST, EAST CAPITOL STREET TO THE SOUTH AND SQUARE

5273 AND 5272 TO THE NORTH AND EAST OF THE SITE.

SQUARE 5276: LOTS 23-121, A&T LOTS 812, 813 - VACANT SQUARE 5277: LOTS 22-33, A&T LOT 805 - VACANT

PROPOSED USE: A RETAIL CENTER TO INCLUDE A 2-STORY LARGE FORMAT RETAIL BUILDING WITH ENCLOSED PARKING: A 1-STORY RESTAURANT,

THREE 1-STORY RETAIL BUILDINGS AND A 1-STORY WELLNESS

R-5-A AND R-2

PROPOSED C-2-A

EXISTING AREA *EAST PARCEL *WEST PARCEL **1.42 AC OR 61.817 SF **10.56 AC OR 459,917 SF

*WEST PARCEL 8,800 SF (RESTAURANT) 15,900 SF (RETAIL) (1,2,&3) 7,250 SF (WELLNESS CENTER)

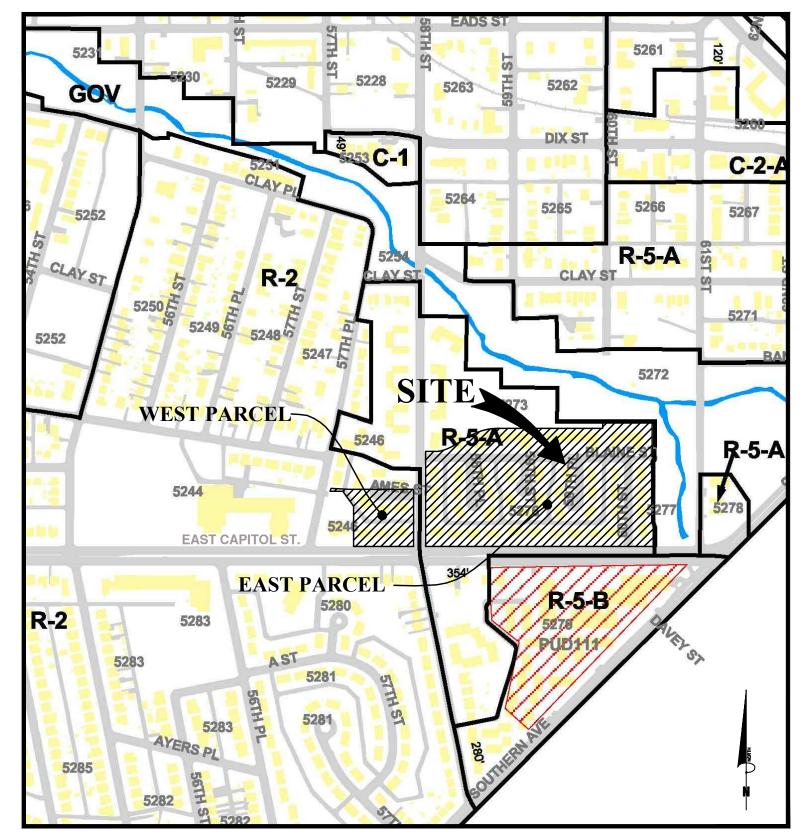
8,800 SF 152,950 SF 8,800/61,817 = 14% LOT OCCUPANCY: 152,950/459,917 = 33%0.14

*WEST PARCEL *EAST PARCEL MIN. REAR= YARD SETBACKS: MIN. SIDE= MIN. FRONT=

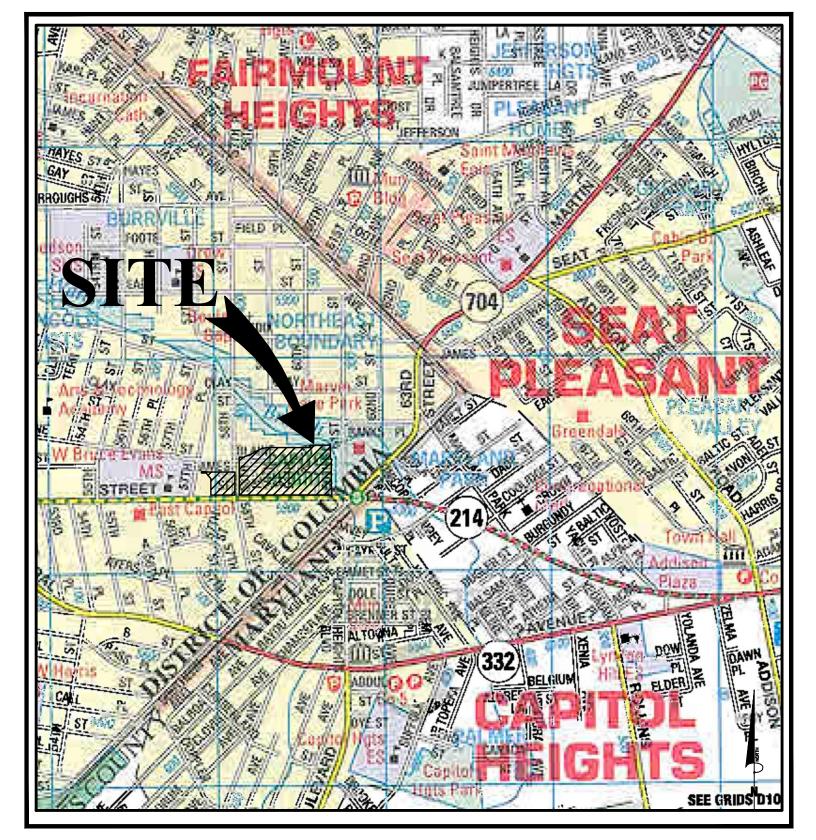
BUILDING RESTRICTIONS: EAST CAPITOL STREET 58TH STREET, N.E.

PARKING	*EAST PARCEL	*WEST PARCEL
SURFACE PARKING SPACES	236	95
BELOW STRUCTURE PARKING SPACES	334	N/A
TOTAL PARKING SPACES	570	95
TOTAL BLDG AREA	152,950 SF	8,800 SF
RATIO	3.73/1,000 SF	10.80/1,000 SF

*EAST AND WEST OF 58TH ST. N.E. **LOT AREAS ARE BASED ON MEASURED VALUES







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VICINITY MAP SCALE: 1"=1000'

APPLICANT/OWNER CG MARKETPLACE LLC., C/O:

A&R DEVELOPMENT CORP 1040 PARK AVE., SUITE 300 BALTIMORE, MD 21201 (410) 783-4552 ATTN: TONY RODGERS

LANDSCAPE ARCHITECT

BOWMAN CONSULTING GROUP 14020 THUNDERBOLT PLACE, SUITE 300 CHANTILLY, VA 20151 (703) 464-1000 ATTN: JACK STORY

DC HOUSING AUTHORITY 1133 N CAPITOL ST NE, SUITE 150 WASHINGTON, D.C. 20002-7599 (202) 727-4097ATTN: ADRIANNE TODMAN & KERRY L. SMYSER

LANDSCAPE ARCHITECT

CARVALHO GOOD, PLLC 1025 CONNECTICUT AVE. NW, SUITE 1060 WASHINGTON, DC 20036 (202) 857-9720 ATTN: BRUNO CARVALHO

WALMART ARCHITECT

MASSA MONTALTO ARCHITECTS 3297 RT 66 NEPTUNE, NJ 07753 (732) 918 - 2300ATTN: GABE MASSA

INLINE RETAIL ARCHITECT

BIGNELL WATKINS HASSER ARCHITECTS ONE PARK PLACE, SUITE 250 ANNAPOLIS, MD 21401 (410) 224-2727

SHEET INDEX

CIVIL ENGINEERING DRAWINGS:

1 C1.0 COVER SHEET

2 C2.0 SITE PLAN RENDERING

3 C2.1 CONTEXTUAL PLAN

4 C2.2 SUSTAINABLE CONSIDERATIONS

5 C3.0 IMAGE BOARD

6 C4.0 ABBREVIATIONS AND LEGEND SHEET

7 C5.0 EXISTING CONDITIONS AND DEMOLITION PLAN

8 C5.1 EXISTING SITE AREA AND ZONING TABULATION

9 C6.0 OVERALL SITE DEVELOPMENT PLAN

10 C7.0 OVERALL GRADING AND UTILITY PLAN 11 C8.0 DETAILED GRADING AND UTILITY PLAN

12 C8.1 DETAILED GRADING AND UTILITY PLAN 13 C9.0 EROSION AND SEDIMENT CONTROL PLAN

14 C10.0 PRELIMINARY SUBDIVISION PLAT

15 C11.0 CIRCULATION PLAN

16 C12.0 TRUCK ROUTE EXHIBIT

(16 SHEETS)

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(2 SHEETS)

WALMART ARCHITECT DRAWINGS

19 A1.0 CONCEPTUAL PLAN (LOWER LEVEL)

20 A1.1 CONCEPTUAL PLAN (STORE LEVEL)

21 A1.2 CONCEPTUAL ELEVATIONS

22 A1.3 CONCEPTUAL ELEVATIONS 23 A1.4 ENLARGED CONCEPTUAL ELEVATIONS AND SECTIONS

24 A1.5 ROOF PLAN

25 A1.6 RENDERING

26 A1.7 RENDERING

27 A1.8 RENDERING

28 A1.9 RENDERING

29 A1.10 RENDERING

(11 SHEETS)

INLINE RETAIL ARCHITECT DRAWINGS

30 A2.1.0 ADDITIONAL EAST RETAIL PLAN AND SECTION

31 A2.1.1 ADDITIONAL EAST RETAIL PLAN AND SECTION

32 A2.1.2 EAST WELLNESS CENTER PLAN AND SECTION 33 A2.1.3 ADDITIONAL EAST RETAIL PLAN AND SECTION

34 A2.1.4 WEST RESTAURANT PLAN AND SECTION

35 A2.2.0 ADDITIONAL EAST RETAIL ELEVATIONS

36 A2.2.1 ADDITIONAL EAST RETAIL ELEVATIONS

37 A2.2.2 EAST WELLNESS CENTER ELEVATIONS

38 A2.2.3 ADDITIONAL EAST RETAIL ELEVATIONS

39 A2.2.4 WEST RESTAURANT ELEVATIONS

(10 SHEETS)

INLINE RETAIL LANDSCAPE DRAWINGS

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43 L2.4 MATERIALS BOARD

(4 SHEETS)

LIGHTING PLANS

44 1.0 LIGHTING PLAN 45 2.0 LIGHTING PLAN

(2 SHEETS)

(45 TOTAL SHEETS)

NOTE:

ALL SITE PLANS AND LANDSCAPE PLANS ARE SUBJECT TO REVISION. THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES WITHOUT NOTICE. IN ELEVATIONS. DIMENSIONS. CONTOURS, ETC., INCLUDING THE SIZING, LOCATION, CREATION, OR ELIMINATION OF ANY PATIO, DECK, RETAINING WALL, OR OTHER LOT FEATURES. WHEN REQUIRED, APPROVAL OF ANY REVISION TO SITE AND LANDSCAPE PLANS WILL BE OBTAINED FROM THE APPROPRIATE LOCAL JURISDICTION.

TRANSPORTATION ENGINEER

ATTORNEY

SAUL EWING

1919 PENNSYLVANIA AVE, N.W.

WASHINGTON, D.C. 20006

(202) 295-6612

ATTN: CYNTHIA GIORDANO

O. R. GEORGE & ASSOCIATES, INC. 10210 GREENBELT ROAD, SUITE 310 LANHAM, MD 20706-2218 (301) 794-7700 ATTN: OSBORNE GEORGE

CIVIL ENGINEER

BOWMAN CONSULTING GROUP 14020 THUNDERBOLT PLACE, SUITE 300 CHANTILLY, VA 20151 (703) 464-1000 ATTN: MIKE BIRKLAND, BRICE KUTCH, P.E.

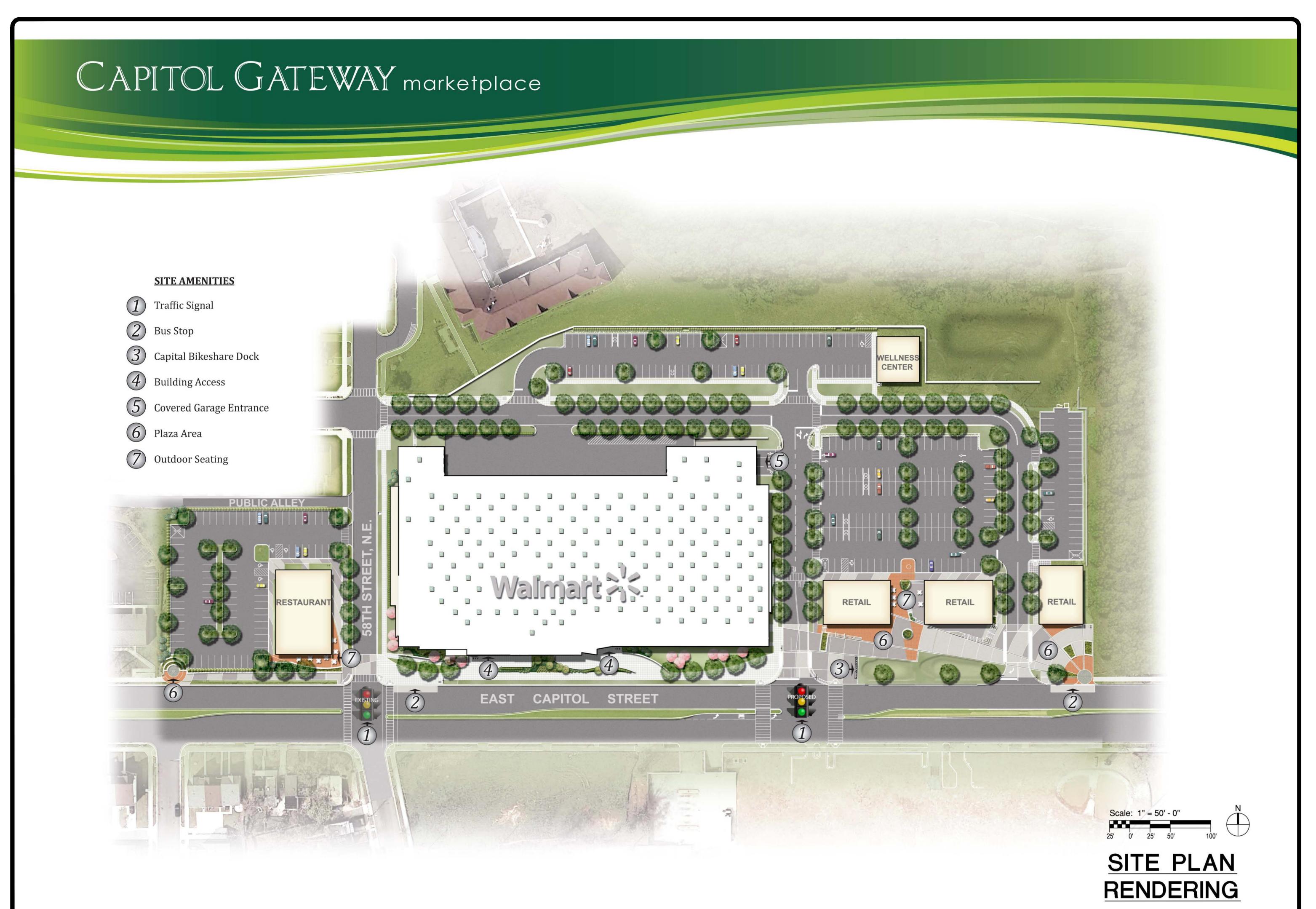
ATTN: FRANK WATKINS

STL MSQ CHECKED AS SHOWN JOB No. 4694-01-002 SHEET **C-1.0**

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REVISIONS BY

APITOL GATEWAY MARKETPLACE

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Lighting

- Day-light Harvesting System: Full advantage of natural daylight by integrating more efficient lighting, electronic continuous dimming ballasts, computer-controlled daylight sensors, and skylights.
- Daylight harvesting reduces up to 75 percent of the electric lighting energy used in a retail store during daylight hours.

Energy Management System

 Utilization of a centralized Energy Management System (EMS) to monitor and control the heating, air conditioning, refrigeration and lighting systems for all stores.

Water Conservation

- High-efficient urinals
- Restroom toilets are highly efficient and reduce water use.
 The fixture uses 20 percent less water compared to mandated EPA Standards, of 1.6 gallon per flush fixtures.
- The toilets utilize built-in water turbines to generate the power required to activate the flush mechanism. These turbines save energy and material by eliminating electrical conduits required to power automatic flush valve sensors.

Material and Finishes

- Utilization of exposed concrete floors to reduce surface applied flooring materials eliminates the need for most chemical cleaners, wax strippers and propane powered buffing.
- Utilization of better performing standard paint products with lower volatile organic compounds (VOCs) on exterior and interior field paint coatings.

White Roofs

 Utilization of "white" membrane roofs provide higher reflectivity thus reducing building energy consumption by having a lower heat island effect than a darker roofing color.



SITE FEATURES

Vegetated Swales

 The landscaping islands through out the site will utilize open-channel drainage vegetated swales for protection of sensitive areas by trapping sediment from stormwater run-offs and for dipersing the water over a wide area.

Bioretention Basins

 Utilization of basins to slow and treat on-site stormwater runoff. Stormwater is directed to the basin and then percolates through the system where it is treated by a number of physical, chemical and biological processes. The slowed, cleaned water is allowed to infiltrate native soils or directed to nearby stormwater drains or receiving waters.

Bioretention Systems

 Bioretention Systems will capture, cycle and immobilize stormwater pollutants to treat urban runoff. For effective stormwater management, the combination of landscape vegetation and a specially designed filter media allows bacteria, metals, nutrients and total suspended solids (TSS) to be removed naturally.

Drought Tolerant Plants

 Through the use of drought tolerant plants and trees, a significant reduction of water usage can be achieved.

Minimization of Turf

 Reduction of the turf areas by using native grasses and xeriscape techniques such as rock and bark mulch.
 This technique nearly eliminates the need for water after these areas have established vegetation.

Drip Irrigation

 Drip irrigation systems use 30-50% less water than conventional watering methods, such as sprinklers, Drip irrigation systems penetrate deeply into the soil to get well down into the root zone, and thus improves plant growth. This system also discourages weeds by only delivering water where its needed.



SUSTAINABLE CONSIDERATIONS REVISIONS E

CONSulte 302
Suite 302

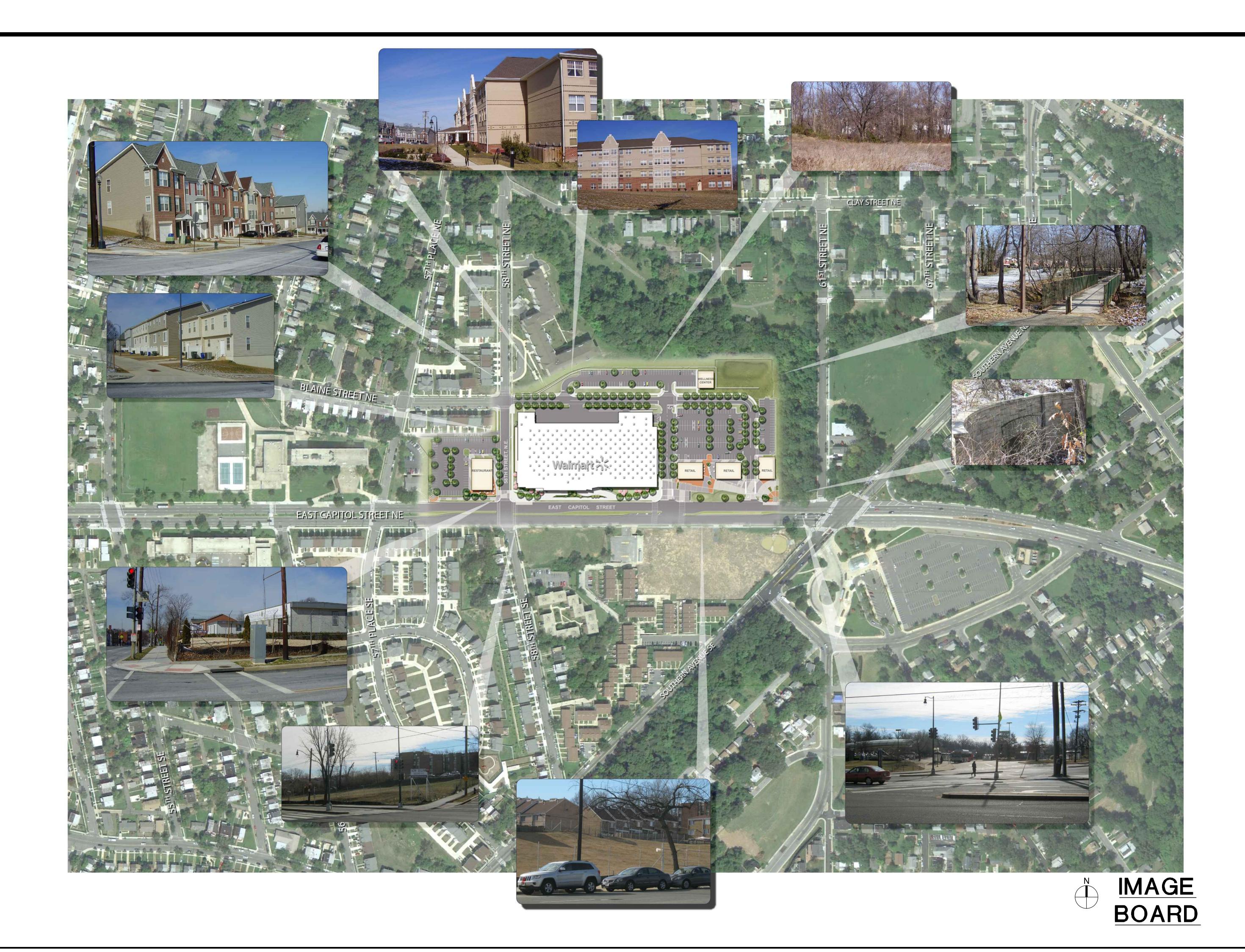
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